

Application ref: 2020/0108/L
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Date: 6 May 2020

Development Management
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Anstey Horne
4 Chiswell Street
London
EC1Y 4UP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Terrace Lodge
Admiral's Walk
London
NW3 6RS**

Proposal:

Repair work to external elevations and additional flue.

Drawing Nos: Application form, 906- SITE LOCATION-906(2), BSC00057 - Terrace Lodge - Design and Access Statement(1.0), BSC00057 - Schedule of Work - Terrace Lodge - Nov 2019(1.6), BSC00057 - Terrace Lodge - photos - listed building application(1.0), 925- Proposed W-E-925(3), 924- Proposed RP-924(3), 923- Proposed GFP-923(3), 922- Proposed E-E-922(2), 921- Proposed SE-921(1), 905- EXISTING W-E-905(1), 904- EXISTING RP-904(1), 903- EXISTING GFP-903(1), 902- Existing E-E-902, 901- Existing SE-901.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 906- SITE LOCATION-906(2), BSC00057 - Terrace Lodge - Design and Access Statement(1.0), BSC00057 - Schedule of Work - Terrace Lodge - Nov 2019(1.6), BSC00057 - Terrace Lodge - photos - listed building application(1.0), 925- Proposed W-E-925(3), 924- Proposed RP-924(3), 923- Proposed GFP-923(3), 922- Proposed E-E-922(2), 921- Proposed SE-921(1), 905- EXISTING W-E-905(1), 904- EXISTING RP-904(1), 903- EXISTING GFP-903(1), 902- Existing E-E-902, 901- Existing SE-901.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- i) A schedule of all window architraves to be replaced including photographs.
- ii) Plan, elevation and section of all new joinery, including panelling, window shutters and architraves .

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Terrace lodge is a detached villa constructed in the early part of the 19th century. The building has a 'Gothic' style, with stucco elevations, timber windows and a tiled roof. There is some panelling at ground floor level and shutters to the windows, neither of which are historic but are likely replications of original historic fabric. The building has been substantially extended to the rear at the beginning of the 21st century. The extension houses a wood burner, the flue uses the chimney of the historic house to extract fumes.

The proposals involve repair works to the external elevations, including repairs to windows, cracks in the stucco and the rainwater pipes. Some of the wood panelling is entirely replaced as well as the shutters. Internally, a wood burning stove that is located in the extension is moved from one side of the room to

another. This involves the addition of a flue at roof level and repair work to the existing chimney breast.

The design and access statement maintains that all repair works shall be carried out using matching materials. A condition will be added to the consent requesting details of all replacement joinery, including window architraves, panelling and shutters.

The new flue to the roof of the extension is relatively low and is mostly hidden by a small parapet. The flue is unlikely to be seen from the garden and will only be visible from the top windows of the building and neighbouring houses.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any

requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer